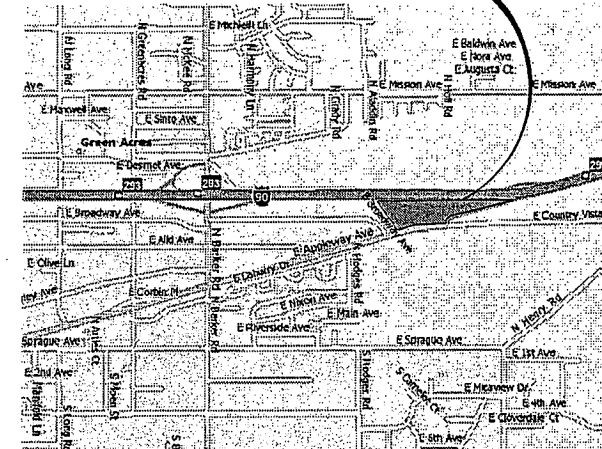


PRELIMINARY BINDING SITE PLAN

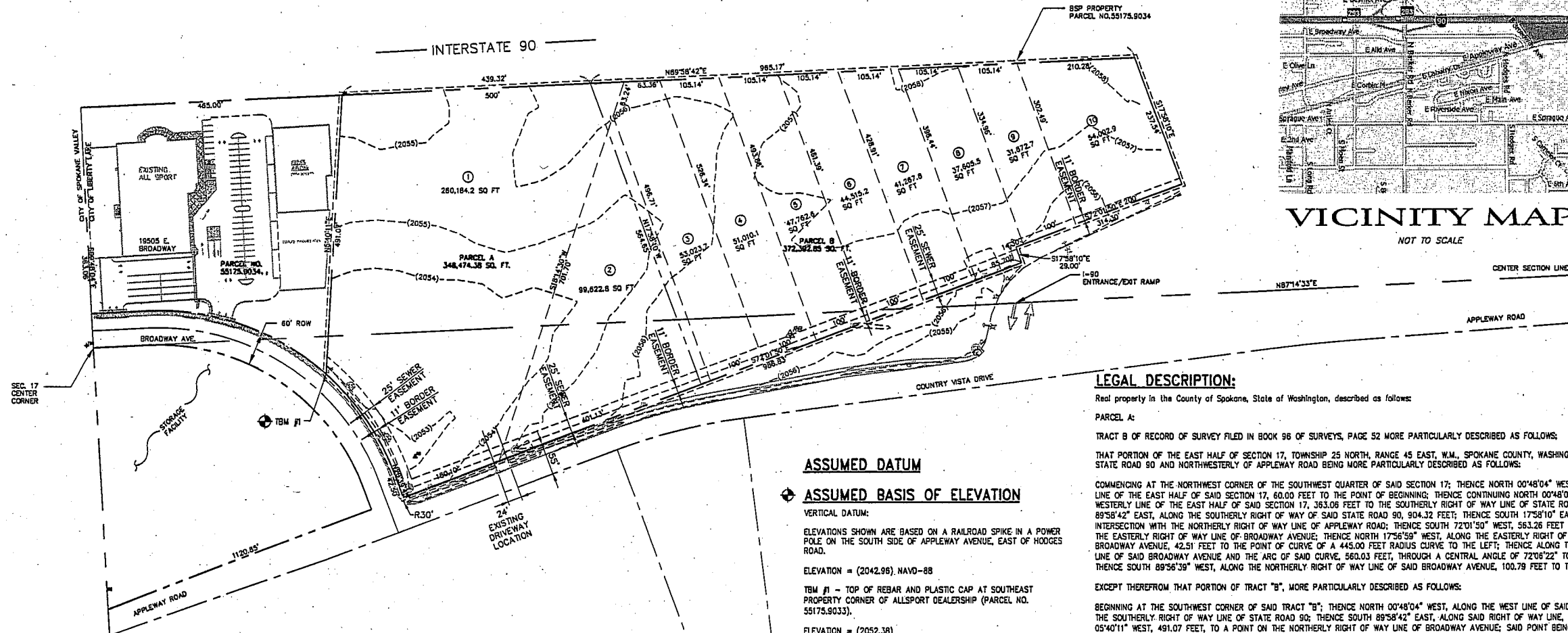
SECTION 17, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.

PROJECT LOCATION:
19600 E. BROADWAY AVE.
LIBERTY LAKE, WA 99018



VICINITY MAP

NOT TO SCALE



ASSUMED DATUM

ASSUMED BASIS OF ELEVATION

VERTICAL DATUM:

ELEVATIONS SHOWN ARE BASED ON A RAILROAD SPIKE IN A POWER POLE ON THE SOUTH SIDE OF APPLEWAY AVENUE, EAST OF HODGES ROAD.

ELEVATION = (2042.96) NAVD-88

TBM #1 - TOP OF REBAR AND PLASTIC CAP AT SOUTHEAST PROPERTY CORNER OF ALLSPORT DEALERSHIP (PARCEL NO. 55175.9033).

ELEVATION = (2052.38)

ASSUMED BASIS OF BEARING

ASSUMED N87°14'33"E ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER AS SHOWN ON RECORD OF SURVEY 115/69 DONE BY SPOKANE COUNTY FOR CRP 2836.

PROPOSED USE OF PROPERTY

PROPERTY WILL BE DEVELOPED ACCORDING TO ALLOWED USES OF C-2 ZONING CLASSIFICATION.

EASEMENTS

THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR COUNTRY VISTA RECORDED UNDER AUDITOR'S FILE NUMBER 5218821.

DATA TABLE

LOT #	EXISTING ZONE	PROPOSED ZONE	COMPREHENSIVE PLAN CATEGORY	LOT SIZE (SQ. FT.)	PUBLIC R-O-W LOT FRONTAGE (FT.)
1	C-2	C-2	FREWAY COMMERCIAL	260,184.2	438.98
2	C-2	C-2	FREWAY COMMERCIAL	99,622.8	APPROX. 280
3	C-2	C-2	FREWAY COMMERCIAL	53,023.7	100
4	C-2	C-2	FREWAY COMMERCIAL	51,010.1	100
5	C-2	C-2	FREWAY COMMERCIAL	47,762.6	100
6	C-2	C-2	FREWAY COMMERCIAL	44,515.2	100
7	C-2	C-2	FREWAY COMMERCIAL	41,267.8	100
8	C-2	C-2	FREWAY COMMERCIAL	37,605.5	129
9	C-2	C-2	FREWAY COMMERCIAL	31,872.7	100
10	C-2	C-2	FREWAY COMMERCIAL	54,002.9	200

SURVEYORS CERTIFICATE

I, JEFFREY M. MACKLEIT, WASHINGTON PROFESSIONAL LAND SURVEYOR NUMBER 34150, CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH RCW 9A.06 AND WAC 332-130-030, AT THE REQUEST OF DCI ENGINEERS, INC. ON AUGUST 2007.

JEFFREY M. MACKLEIT, P.L.S. #34150



CONTACT INFORMATION:

OWNER
CENTENNIAL PROPERTIES
P.O. BOX 2160
SPOKANE, WA 99201
CONTACT: ROBERT L. SMITH
PHONE: (509) 227-5802

APPLICANT/CIVIL ENGINEER

DCI ENGINEERS, INC.
601 W. RIVERSIDE AVE. SUITE 600
SPOKANE, WA 99201
CONTACT: WADE GELHAUSEN, P.E.
PHONE: (509) 455-4448
FAX: (509) 455-7492

SURVEYOR

CENTURY SURVEY
111 N. VISTA RD. SUITE #1E
SPOKANE, WA 99212
CONTACT: EFT MACKLEIT, P.L.S.
PHONE: (509) 535-3507

LEGAL DESCRIPTION:

Real property in the County of Spokane, State of Washington, described as follows:

PARCEL A:

TRACT B OF RECORD OF SURVEY FILED IN BOOK 96 OF SURVEYS, PAGE 52 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON, LYING SOUTHERLY OF STATE ROAD 90 AND NORTHWESTERLY OF APPLEWAY ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 00°48'04" WEST, ALONG THE WESTERLY LINE OF THE EAST HALF OF SAID SECTION 17, 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°48'04" WEST, ALONG THE WESTERLY LINE OF THE EAST HALF OF SAID SECTION 17, 363.08 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 90; THENCE SOUTH 89°58'42" EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF SAID STATE ROAD 90, 904.32 FEET; THENCE SOUTH 17°58'10" EAST, 564.65 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF APPLEWAY ROAD; THENCE SOUTH 72°01'50" WEST, 563.26 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF BROADWAY AVENUE; THENCE NORTH 17°56'59" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID BROADWAY AVENUE, 42.51 FEET TO THE POINT OF CURVE OF A 445.00 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID BROADWAY AVENUE AND THE ARC OF SAID CURVE, 560.03 FEET, THROUGH A CENTRAL ANGLE OF 72°06'22" TO THE POINT OF TANGENT; THENCE SOUTH 89°56'39" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID BROADWAY AVENUE, 100.79 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF TRACT "B", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "B"; THENCE NORTH 00°48'04" WEST, ALONG THE WEST LINE OF SAID TRACT "B", 363.08 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 90; THENCE SOUTH 89°58'42" EAST, ALONG SAID RIGHT OF WAY LINE, 465.00 FEET; THENCE SOUTH 05°40'11" WEST, 491.07 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BROADWAY AVENUE; SAID POINT BEING ON A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS SOUTH 44°11'25" WEST, A DISTANCE OF 445.00 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44°14'46", AN ARC DISTANCE OF 343.65 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°56'39" WEST, ALONG SAID RIGHT OF WAY LINE, 100.79 FEET TO THE POINT OF BEGINNING.

IN THE CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON.

PARCEL B:

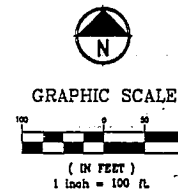
TRACT C OF RECORD OF SURVEY FIELD IN BOOK 96 OF SURVEYS, PAGE 52, UNDER AUDITOR'S FILE NO. 4565560, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON LYING SOUTHERLY OF STATE ROAD 90 AND NORTHWESTERLY OF APPLEWAY ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 00°48'04" WEST, ALONG THE WESTERLY LINE OF THE EAST HALF OF SAID SECTION 17, 2189.92 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF APPLEWAY ROAD; THENCE NORTH 72°01'50" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SAID APPLEWAY ROAD, 1120.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 17°58'10" WEST, 564.65 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 90; THENCE SOUTH 89°58'42" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 90, 965.17 FEET; THENCE SOUTH 17°58'10" EAST, 237.54 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF APPLEWAY ROAD; THENCE SOUTH 72°01'50" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF APPLEWAY ROAD, 314.30 FEET; THENCE SOUTH 17°58'10" EAST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID APPLEWAY ROAD, 29.00 FEET; THENCE SOUTH 72°01'50" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID APPLEWAY ROAD, 603.68 FEET TO THE POINT OF BEGINNING.

IN THE CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON.

Tract Parcel Number: 55175.9034



CENTENNIAL PROPERTIES, INC.
BROADWAY AVE. AND COUNTRY VISTA DRIVE BSP
PARCEL #55175.9034

PRELIMINARY
BINDING
SITE
PLAN

SHEET NO.
C1.0

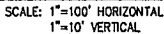
DCI ENGINEERS
D'AMATO CONVERSANO INC.
501 WEST BROADWAY - SUITE 600
SPOKANE, WASHINGTON 99201
PHONE: (509) 455-4448
FAX: (509) 455-7492
CIVIL / STRUCTURAL

PREPARED BY:

SIGNATURE:

REVISIONS:

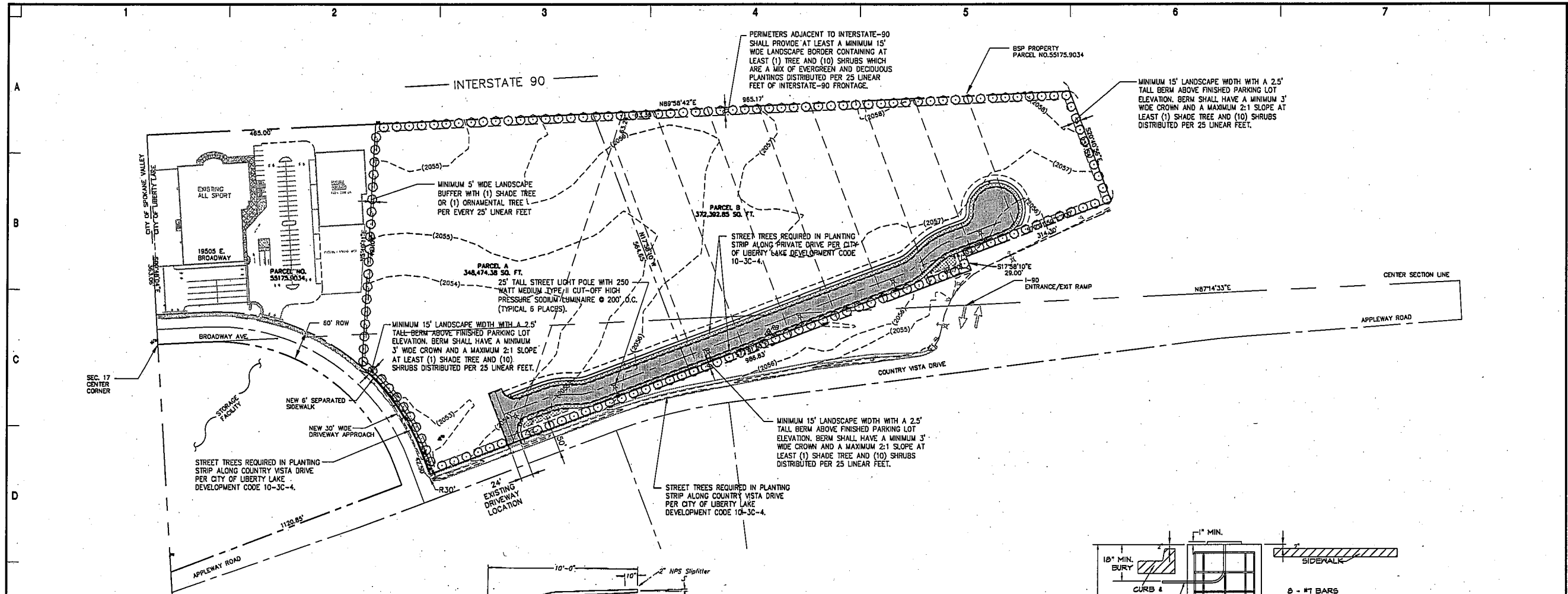
APPROVALS:
Job No.: 07-42-033
Proj. Manager: DMS
Drawn: JFS
Reviewed: WMS
Eng. Chk: DMS
Date: 08/29/2007
Scale: 1" = 100'



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

C.I.1

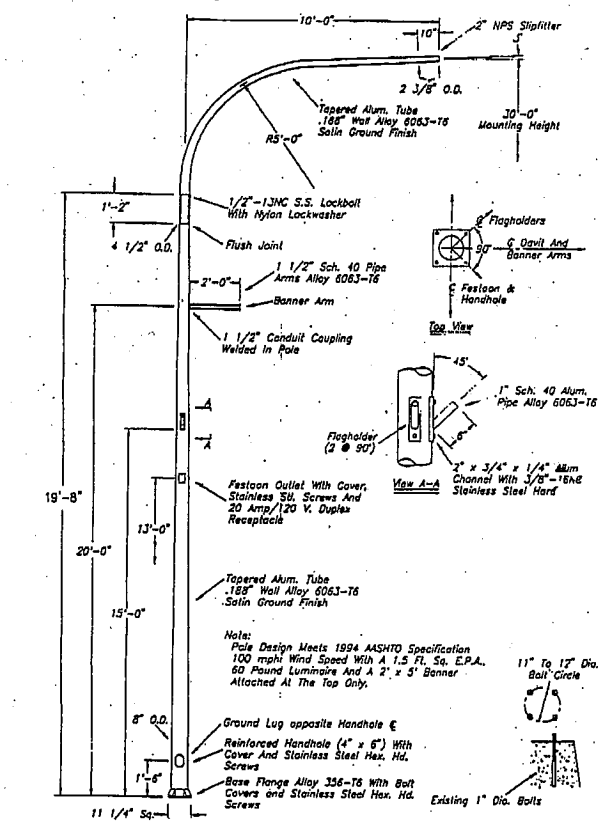


LANDSCAPE REQUIREMENT FOR ZONE C-2

- MINIMUM PERCENTAGE OF SITE THAT IS REQUIRED TO BE LANDSCAPED: 10%.

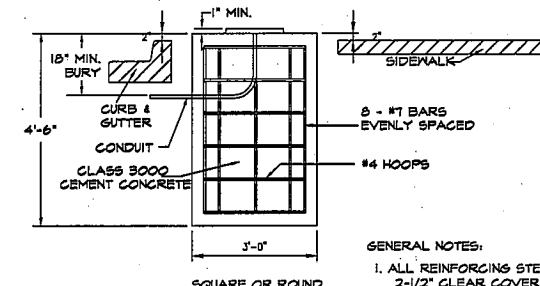
INTERIOR LANDSCAPE:

- INTERIOR PARKING AREAS SHALL CONTAIN LANDSCAPE ISLANDS AND PENINSULAS LOCATED IN SUCH A MANNER TO:
 - DIVIDE AND BREAK UP LARGE EXPANSES OF PAVING.
 - GUIDE TRAFFIC FLOW AND DIRECTION.
 - PROMOTE PEDESTRIAN AND VEHICULAR SAFETY.
 - PRESERVE EXISTING TREES AND VEGETATION.
 - INTERIOR LANDSCAPING SHALL CONSIST OF AN EVENLY DISTRIBUTED MIX OF SHADE TREES WITH SHRUBS.
- LANDSCAPE ISLANDS SHALL BE INSTALLED TO BREAK UP THE PARKING AREAS INTO ROWS OF NOT MORE THAN 20 CONTIGUOUS PARKING SPACES OR 10 SPACES IN ONE ROW.
 - EACH END OF EACH ROW OF PARKING SPACES SHALL REQUIRE A LANDSCAPE ISLAND UNLESS THE END OF SUCH ROW OF PARKING SPACES IS ADJACENT TO A PERIMETER LANDSCAPE.
 - THE MINIMUM WIDTH FOR A LANDSCAPE ISLAND THAT IS PARALLEL TO A PARKING SPACE SHALL BE EQUIVALENT TO THE AREA OF ONE PARKING STALL (9'X18'). EACH LANDSCAPE ISLAND OR PENINSULA SHALL CONTAIN A MINIMUM OF (1) SHADE TREE AND A COMBINATION OF (5) DECIDUOUS AND EVERGREEN SHRUBS OR GROUND COVER.
- EACH ROW OF PARKING SPACES SHALL BE SEPARATED FROM ONE ANOTHER BY A 6' LANDSCAPE ISLAND THAT EXTENDS THE ENTIRE LENGTH OF THE ROW OF PARKING SPACES. SUCH ISLANDS SHALL CONTAIN (2) SHADE TREES AND (10) SHRUBS DISTRIBUTED PER 45 LINEAR FEET. ADDITIONALLY, 6' WIDE PEDESTRIAN WALKWAYS, RUNNING PARALLEL OR PERPENDICULAR TO THE LANDSCAPE ISLANDS.
- THE BORDER BETWEEN ANY STRUCTURE AND PARKING AREA, DRIVE, OR OTHER VEHICULAR AREA SHALL BE AT LEAST (5') WIDE AND CONSIST OF A MINIMUM OF (10) SHRUBS DISTRIBUTED PER 25 LINEAR FEET.



LUMINAIRE POLE

SCALE: NTS



LUMINAIRE FOUNDATION

SCALE: NTS

- GENERAL NOTES:
- ALL REINFORCING STEEL SHALL HAVE 2-1/2" CLEAR COVER OF CONCRETE.
 - PROVIDE WATER TIGHT GROUT JOINT BETWEEN BASE OF POLE AND CONCRETE.
 - PROVIDE 3/8" EXPANSION JOINT WHEN PLACED IN A SIDEWALK AREA.
 - ANCHOR BOLTS & BOLT CIRCLE TO MEET MANUFACTURER SPECIFICATIONS. SET BOLT HEIGHT TO PERMIT DOUBLE LOCKNUT FOR ADJUSTMENT.

CONTACT INFORMATION:

OWNER
CENTENNIAL PROPERTIES
P.O. BOX 2160
SPOKANE, WA 99201
CONTACT: ROBERT L. SMITH
PHONE: (509) 227-5802

APPLICANT/CIVIL ENGINEER

DCI ENGINEERS, INC.
601 W. RIVERSIDE AVE. SUITE 600
SPOKANE, WA 99201
CONTACT: WADE GELHAUSEN, P.E.
PHONE: (509) 455-4448
FAX: (509) 455-7492

EASEMENTS

THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR COUNTRY VISTA RECORDED UNDER AUDITOR'S FILE NUMBER 5218821.

ASSUMED DATUM

ASSUMED BASIS OF ELEVATION

VERTICAL DATUM:
ELEVATIONS SHOWN ARE BASED ON A RAILROAD SPIKE IN A POWER POLE ON THE SOUTH SIDE OF APPELWAY AVENUE, EAST OF HODGES ROAD.

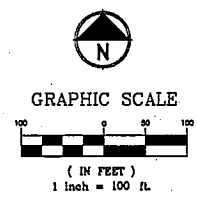
ELEVATION = (2042.96) NAVD-88

TBM #1 - TOP OF REBAR AND PLASTIC CAP AT SOUTHEAST PROPERTY CORNER OF ALLSPORT DEALERSHIP (PARCEL NO. 55175.9033).

ELEVATION = (2052.38)

ASSUMED BASIS OF BEARING

ASSUMED N87°14'33"E ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER AS SHOWN ON RECORD OF SURVEY 115/69 DONE BY SPOKANE COUNTY FOR CRP 2836.



PREPARED BY: DCI ENGINEERS, INC.

DATE: 07/27/2008

PROJECT TITLE: PRELIMINARY LANDSCAPE & LIGHTING PLAN

APPROVALS:

Job No.	Proj. Manager	Drawn	Reviewed	Eng. Chk.	Date	Scale
07-42-033	DCI	JFS	WAG	DCI	08/28/2007	1" = 100'

SIGNATURE:

CLIENT: CENTENNIAL PROPERTIES, INC.

ADDRESS: BROADWAY AVE. AND COUNTRY VISTA DRIVE BSP

PARCEL #55175.9034

SHEET NO. C1.2

DATE: 07/27/2008